



T R U G A N I N A

# Start something beautiful

Welcome to Olivia, a boutique estate in Truganina, only 28 kms west of Melbourne's CBD. Olivia is the ideal community to raise your family, upsize to your dream home, or invest in your future. Family, work, play, wellbeing - experience quality of living with a prosperous, vibrant and flourishing community.

- Magnificent green open spaces
- Exceptional educational facilities nearby
- Easily accessible transport and shopping
- State-of-the-art playground for all ages and abilities
- Picturesque surrounds







# Imagine

Enjoying picnics in open green parklands and making work-life balance a reality. Imagine a lovely home in a tree-lined street and being part of a thriving and growing community of like-minded people.





## — Explore

Over 6.5 hectares of stunning green spaces all around you including a 4.5 hectare sporting reserve and 2 hectares of beautiful landscaped parklands. Enjoy time with the family at an interactive feature park with a state-of-the-art inclusive playground for all ages and abilities.





- Rockbank**
- Train Station
  - Proposed Town Centre
  - Rockbank Primary School
  - Rockbank General Store
  - Bacchus Marsh Grammar and Early Childhood & Preschool
  - Proposed Primary and Secondary Schools

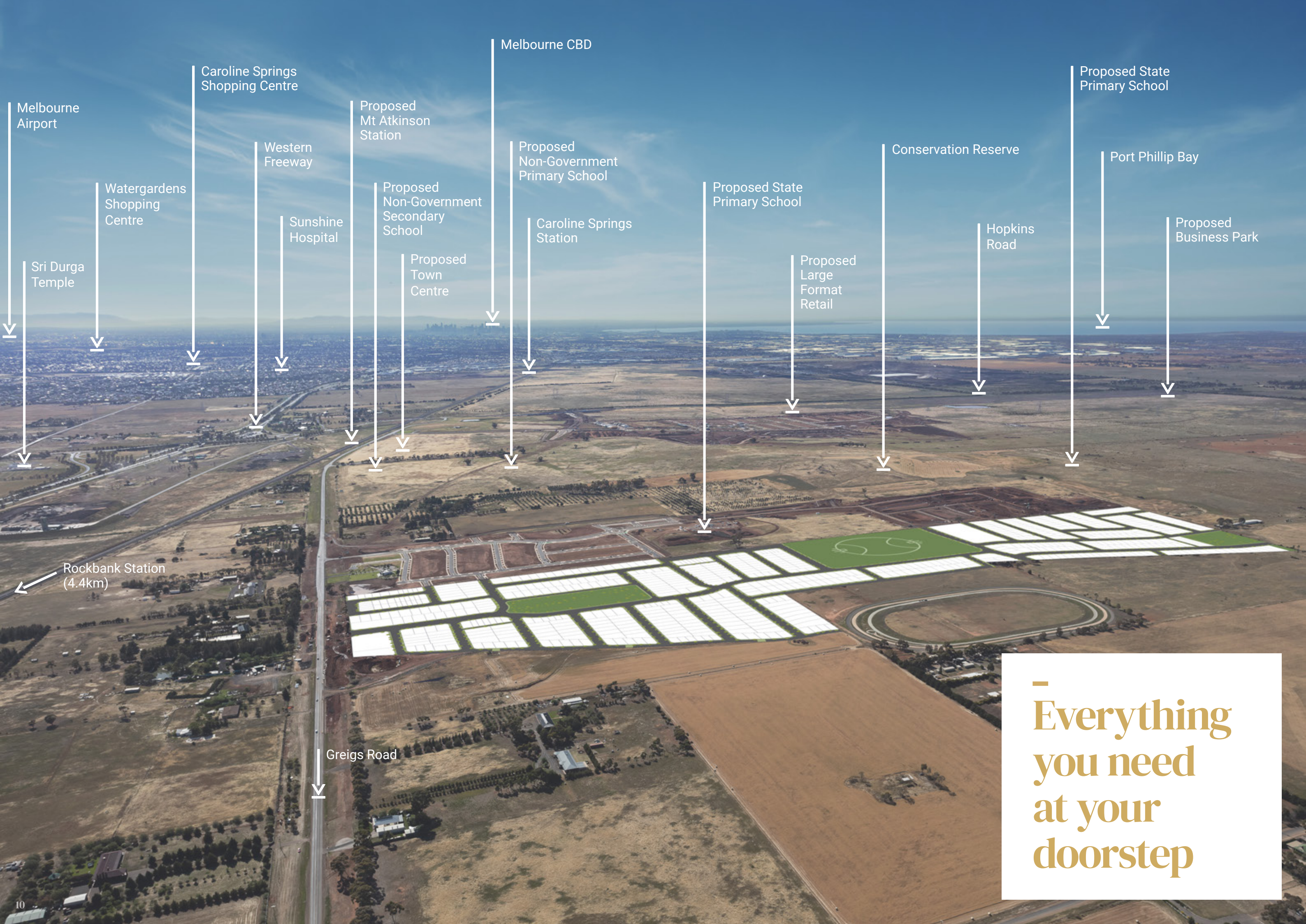
- Caroline Springs/Taylors Hill**
- CS Square – Shopping Centre
  - Burnside Shopping Centre
  - Goodstart Early Learning
  - Caroline Springs Lakes
  - Caroline Springs Train Station

- Springside College
- Catholic Regional College
- Gilson College
- Watervale Shopping Centre
- Caroline Springs Medical Centre

- Truganina**
- Proposed Mt Atkinson Train Station
  - Proposed Town Centre
  - Proposed Business Park
  - Proposed Non-Government Primary School
  - Proposed State Primary School
  - Proposed State Secondary School

- Other**
- Melton Botanic Garden
  - Woodgrove Shopping Centre
  - Melton Health Services
  - Melton Train Station
  - Cobblebank Train Station
  - Watergardens Town Centre
  - Galli Estate Winery
  - Witchmount Estate Winery
  - Sunshine Hospital





Melbourne Airport

Watergardens Shopping Centre

Sri Durga Temple

Caroline Springs Shopping Centre

Western Freeway

Sunshine Hospital

Proposed Mt Atkinson Station

Proposed Non-Government Secondary School

Proposed Town Centre

Melbourne CBD

Proposed Non-Government Primary School

Caroline Springs Station

Proposed State Primary School

Proposed Large Format Retail

Conservation Reserve

Hopkins Road

Proposed State Primary School

Port Phillip Bay

Proposed Business Park

Rockbank Station (4.4km)

Greigs Road

Everything  
you need  
at your  
doorstep



# — Your beautiful life

From the moment you arrive at Olivia, you'll appreciate the vision and thoughtful design of this master-planned community. The main boulevard leads to a large landscaped park with an interactive playground for all ages and abilities. Extensive playing fields are located at the centre of the estate and more landscaped parklands to the south provide all residents close access to open green spaces.

Olivia offers a wide variety of living choices from large to small land lots and a range of house and land packages.

Whatever life you're looking to start,  
it will be beautiful at Olivia.







## — A bright future

Quality, balanced and peaceful are words that express a lifestyle at Olivia. Make this future yours and begin your next chapter today.

Images and renders in this document are for illustrative purposes only and may not necessarily depict the actual development or buildings. Areas and dimensions are subject to survey. Any proposed facilities depicted or referred to in the document are subject to regulatory approval and change without notice. Prospective purchasers should make their own enquiries and seek independent legal advice prior to purchase.



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